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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

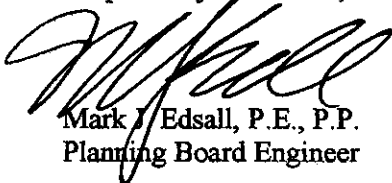
PROJECT NAME: APPLE RIDGE MAJOR SUBDIVISION (CLUSTER PROPOSAL)
(RESUBDIVISION OF LANDS OF MINARD)
PROJECT LOCATION: SHAW ROAD
SECTION 55 – BLOCK 1 – LOTS 43.2 & 44
PROJECT NUMBER: 08-16 (Formerly 06-24)
DATE: 28 JANUARY 2009
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE TOTAL 197+
ACRES INTO 103 CLUSTERED SINGLE-FAMILY RESIDENTIAL LOTS. THE
CONVENTIONAL SUBDIVISION PLAN (As application 06-24) WAS
PREVIOUSLY REVIEWED AT THE 28 JUNE 2006,
25 OCT 2006, 28 MARCH 2007, 12 SEPT 2007, 14 NOV 2007 AND
29 OCT 2008 PLANNING BOARD MEETINGS.

1. The property is located in the R-1 zoning district of the Town. The application was previously presented as a conventional major subdivision (45-49 lots), had a public hearing in September 2007 and received Preliminary Approval on 11-14-07. The Board also adopted a "neg dec" on 11-14-07 for the subdivision as previously presented.

The applicant previously submitted a "Yield Plan" with 107 lots. At this time the applicant has revised the number of clustered lots to 103. As previously, the plans propose a public water and sanitary system, presumably for dedication to the Town.

2. The Board should discuss the procedural steps per Section 278 of the Town Laws with the Planning Board Attorney, to refer this Cluster request to the Town Board for action.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
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